

# \$699,900 - 36 Seton Gardens Se, Calgary

MLS® #A2210813

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

**\*\*Open House This weekend Saturday (3rd May) and Sunday (4th May) 2 PM - 4 PM\*\*\*Best Priced Front attached Garage Home you can find\*\* Priced to Sell\*\* Welcome to your dream home in the heart of the vibrant and Everyoneâ€™s favorite Seton community! This beautifully maintained detached home backs directly onto a park, offering direct backyard access to natureâ€™perfect for active families who love the outdoors. With over 2,300 sq ft of comfortable living space, this 4-bedroom, 3.5-bathroom gem features a single attached garage and a fully finished basement. The main floor welcomes you with a bright, open-concept layout connecting the upgraded kitchen, cozy living room, and dining area, all overlooking the lush parkland behind. The kitchen is a chefâ€™s delight, complete with a large island, gas range, chimney hood fan, pantry, and sleek stainless-steel appliances. Upstairs, you'll find a spacious bonus family room, convenient laundry, two well-sized bedrooms, and a luxurious primary suite boasting a large walk-in closet and a stylish ensuite with dual sinks and a standing shower. The fully finished basement adds even more living space with an additional bedroom, a 3-piece bath with standing shower, and a versatile rec room ideal for entertaining. Seton is a community everyone loves, with everything you need close byâ€™from shopping centres and restaurants to the YMCA, movie theatre, and quick access to Deerfoot Trail and Stoney Ring Road. Even more exciting, the**



upcoming HOA facility will soon offer amazing amenities like a skating rink, gymnasium, tennis courts, a community kitchen with event space, and more. Donâ€™t miss out on this perfect blend of comfort, convenience, and community living!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210813    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,713       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 36 Seton Gardens Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M2Y5              |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Other                                      |
| Parking Spaces | 3  |
| Parking        | Garage Faces Front, Single Garage Attached |
| # of Garages   | 1  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Garden, Playground |
| Lot Description   | Irregular Lot, See Remarks       |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 27               |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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